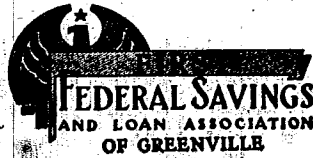


DEC 3 2 51 PM 1962

OLLIE FARNSWORTH  
R.M.C.



# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Joseph C. Seaborn, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Twelve Thousand, Seven Hundred & no/100 -- (\$ 12,700.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of \_\_\_\_\_

One Hundred Seven and 18/100----- (\$ 107.18 ) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if subsequently

extended, will be due and payable 15 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, located on the northern side of Old Anderson Road, or State Highway No. 81, about two and one-half miles from the corporate limits of the City of Greenville, being known and designated as a portion of Tract No. 4 of a subdivision known as Dixie Farms as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book L, at pages 3 and 5, and containing one acre, more or less, according to a more recent plat prepared for Joseph C. Seaborn by Webb Surveying and Mapping Co, dated November 24, 1962, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Hollywood Drive, near its intersection with Old Anderson Road, and running thence with the northeastern side of Hollywood Drive, N. 31-48 W. 168.4 feet to an iron pin; thence continuing with said drive, N. 36-50 W. 174.2 feet to an iron pin; thence N. 49-35 E. 123 feet to an old iron pin; thence across a creek, S. 47-25 E. 158 feet to an iron pin; thence recrossing said creek, S. 23-17 E. 88 feet to an iron pin; thence recrossing said creek, S. 2-51 E. 112.5 feet to an iron pin; thence S. 42-33 W. 84.3 feet to the beginning corner."

It is understood and agreed that the above described property fronts on the northern side of Old Anderson Road as well as the northeastern side of Hollywood Drive. The last mentioned distance of 84.3 feet fronts on the right-of-way of the Old Anderson Road and the mortgagor herein hereby conveys all of his interest in the above described property down to said property's frontage on the northern side of Old Anderson Road. It is further understood that the creek lying on the northeastern side of the above described property is the boundary line on that side of said property, and the other courses and distances representing the traverse line thereof.

REVISED 10-1-57

MITCHELL PRINTING CO.

SAIGNED AND FILED OF RECORD

27 DAY OF Oct 1971

Ollie Farnsworth

RECORDED IN PLAT BOOK L, PAGE 12096

12:02 P.M. NO 12096

FOR FULL DETAILS OF THIS MORTGAGE SEE SATISFACTION BOOK 3 PAGE 293